

November 18, 2003 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04SN0134

Fox Richmond Group, LLC

Midlothian Magisterial District
Off the south line of Robious Road

REQUEST: Conditional Use to permit an outside public address system in a Community Business (C-3) District.

PROPOSED LAND USE:

An outside public address system on the patio of a proposed restaurant is planned.

RECOMMENDATION

Recommend approval for the following reason:

As conditioned, the use should not adversely impact area development.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS.)

CONDITION

An outside public address system shall be permitted as accessory to restaurant uses. Such systems shall be limited to outdoor seating and dining areas. Such system shall not be audible to any property located in an A, R, R-TH or R-MF District. (P)

GENERAL INFORMATION

Location:

Off the south line of Robious Road, southeast of the intersection of Robious and Huguenot Roads in the Huguenot Village Shopping Center. Tax ID 740-714-8131 (Sheet 2).

Existing Zoning:

C-3

Size:

1.6 acres

Existing Land Use:

Commercial

Adjacent Zoning and Land Use:

North, South, East and West - C-3; Commercial

UTILITIES; ENVIRONMENTAL; AND PUBLIC FACILITIES

This amendment will have no impact on these facilities.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Huguenot /Robious/Midlothian Area Plan which suggests the property is appropriate for regional mixed use which includes a mixture of office parks, regional shopping centers, light industrial parks and/or higher density residential uses.

Area Development Trends:

The request property is located within Huguenot Village Shopping Center. The area is characterized by commercial zoning and land uses at this intersection of Robious and Huguenot Roads. Commercial uses in this area are anticipated to continue in conformance with the Plan.

Zoning History:

The request property is part of a larger tract that was zoned Community Business (B-2) by the Board of Supervisors on April 23, 1975.

Sign Design:

The applicant plans to locate a public address system on a restaurant patio which is located on the northwest side of the restaurant. A condition is recommended herewith which would permit the public address system as an accessory use to the restaurant provided such system is not audible from any Agricultural (A), Residential (R), Residential Townhouse (R-TH) or Multi-family Residential (R-MF) District.

The request property lies within an Emerging Growth District Area. Overall site development must comply with the Zoning Ordinance standards for this District which address access, landscaping, setbacks, parking, signs, buffers and screening. The purpose of the Emerging Growth District Standards is to promote high quality, well-designed projects.

CONCLUSIONS

The request site is located within the Huguenot Village Shopping Center. Surrounding properties are zoned and developed for commercial use. As conditioned, the use should not adversely impact area development.

Given these considerations, approval of this request is recommended.

